

IN THE MATTER OF THE APPLICATION * BEFORE THE
OF CHARLES A. HENNEMAN, AND WIFE, * COUNTY BOARD OF APPEALS
FOR A SPECIAL HEARING AND ZONING *
VARIANCE ON PROPERTY LOCATED ON * OF BALTIMORE COUNTY
THE SOUTH SIDE OF BAUBLITZ ROAD, *
920' WEST OF DOVEN ROAD * CASE NO.: 91-458-SPHA
(2515 Baublitz Road)
for TH Election District
3rd Councilmanic District

OPINION

This is a limited appeal on the decision of the Deputy Zoning Commissioner of Baltimore County, dated August 21, 1991, wherein the petitioner requested a Special Hearing to approve an amendment to the previously approved site plan in Case No. 73-294-X to permit all existing improvements and a proposed pavilion, pool, tennis courts, picnic area and parking; and a variance from Baltimore County Zoning Regulations (BCZR) §§ 1A04.3.B.3 and 102.2 to permit: a) the building envelope for the proposed pavilion to be located sixty-five feet from existing tennis courts and ten feet from the building envelope of the proposed pool both in lieu of required one-hundred foot separation; b) the building envelope for the proposed pool to be located forty feet from the existing tennis courts in lieu of the required one-hundred foot separation; and, c) the building envelope for the proposed tennis courts to be located seventy feet from the existing tennis courts in lieu of the required one-hundred foot separation. Petitioners also requested a variance from BCZR §413.1 (e) to permit two, existing, single-faced, non-illuminated wood signs comprising a total of eight-six square feet in lieu of the permitted fifteen square feet. The Deputy Zoning Commissioner granted the variance for the signs as

requested and an amendment to the previously approved site plan consistent with that grant of variance. All other relief requested by the Petitioner was denied. The Zoning Commissioner, in his denial, relied on the testimony of neighbors in opposition to the proposed relief, and the language of BCZR Section 1A04.2.B.5.

The Petitioners noted a timely appeal to this Board of the portions of the Zoning Commissioner's Order which denied the relief requested.

Counsel for all parties then notified this Board, prior to the scheduled hearing on the merits, that a tentative settlement had been reached and that a continuance of the hearing on the merits was needed to enable the necessary revisions to site plans to be made. The request for continuance was considered by this Board on the date previously scheduled for the hearing on the merits. At that time, Mr. Lee H. Wilson, a Protestant before the Deputy Zoning Commissioner, appeared and indicated that he had not been party to any settlement negotiations. This Board granted the request of continuance to enable the Petitioner and all parties, including Mr. Wilson, to discuss possible settlement. This Board subsequently received a letter from Mr. Wilson indicating that he was withdrawing his opposition to the relief requested.

Counsel for the respective remaining parties then contacted this Board and advised that a complete settlement had been reached and that Counsel desired a hearing before the Board to put the settlement on the record. A hearing was promptly scheduled by this Board at which time the Petitioner, Mr. Henneman, his Counsel and

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Counsel for the Protestants appeared. Testimony was received from the Petitioner regarding the modified relief requested and the requested conditions that were to be placed on any relief granted by this Board.

The testimony from the Petitioner indicated that in discussions with the Protestants, the Petitioner had agreed to eliminate the proposed pavilion, and the proposed roadway and parking area for the rear portion of the subject property. Testimony also indicated that the remainder of the proposed improvements had been relocated to address the concerns of the community, all as more particularly shown on the plat introduced by the Petitioner, marked as Petitioner's Exhibit 1. The Petitioner has modified his relief and is now requesting a variance from BCZR §§ 1A04.3. and 102.2 to permit: a) a twenty foot separation from the existing tennis courts to the proposed tennis courts, b) a forty foot separation between the existing tennis courts and the proposed pool, and c) a forty-seven foot separation from the proposed tennis courts and the proposed pool all in lieu of the minimum required one-hundred foot separation. The relief requested is identified more particularly on Petitioner's Exhibit 1, a plat entitled "Amended Plat to Accompany Special Hearing and Variance." The Special Hearing relief requested by the Petitioner is the amendment of the site plan in Case No. 73-294-X to permit the existing and proposed improvements as shown on Petitioner's Exhibit 1.

The uncontradicted testimony of the Petitioner was that the

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variances were needed due to the long, narrow configuration of the subject property. The Petitioner further testified that the relief requested is the minimum relief necessary and that, in his opinion, the variances could be granted so as to do substantial justice to him and the Swim Club operated on the subject property, as well as the adjoining neighbors. Testimony indicated that the variances would not result in any increased residential density beyond that permitted by the Baltimore County Zoning Regulations and that the variances as requested were based on conditions peculiar to the subject property and that the variances had been approved by community members. It was Mr. Henneman's uncontradicted opinion that the requested relief could be granted within the spirit and intent of the Baltimore County Zoning Regulations subject to the conditions which had been negotiated with community members.

Mr. Henneman testified that the primary use on the subject property is that of the Worthington Valley Swim Club. The accessory uses which are utilized on this site include existing tennis courts, and an existing softball field. The requested relief will permit the construction of four additional tennis courts, a relocation of the softball field, and the construction of additional pool. The uncontradicted testimony of Mr. Henneman was that the requested relief would not be detrimental to the health, safety or general welfare of the community nor create potential hazards from fire, panic or other dangers, nor create congestion in the roads, streets or alleys. Mr. Henneman also testified that the relief requested would not cause undue concentration of population,

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interfere with adequate public facilities or light or air. Likewise, the Petitioner stated in his opinion that the relief requested would not be inconsistent with the property's zoning classification or the vegetative retention requirements of the BCZR.

This Board finds that the evidence is sufficient to grant the requested variances and special hearing for modification of the previously approved site plan, provided, certain conditions are imposed upon the granting of the relief. The Board, after considering all of the testimony and exhibits, including the letter from Counsel for the Protestants to Counsel for Petitioner, dated March 23, 1992 and marked as Developer's Exhibit #1 during the hearing on the request for continuance, agrees that the relief requested is justified under the requirements of the BCZR. For the reasons set forth above, the Board will grant the relief requested by the Petitioner, with certain restrictions, described below.

ORDER

IT IS THEREFORE this 17th day of June, 1992 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Variance and Special Hearing in Case No. 91-458-SPHA, as amended in the hearing before this Board, be and the same is hereby GRANTED, subject to the following restrictions:

1. All proposed improvements shall be constructed as shown on the Amended Plat introduced as Petitioner's Exhibit #1.
2. There shall be no use of starter pistols at the new pool to be constructed as a result of this Order, before 9:00 a.m. on any day.

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3. Petitioner shall erect additional fencing along the eastern property line, located approximately twenty-five feet from the property line, in a southerly direction for a distance of approximately two-hundred feet where the property line turns in an easterly direction. The additional fence is to be extended in an easterly direction, approximately twenty-five feet from the property line, to the western edge of the existing pond as shown on Petitioner's Exhibit 1 so as not to interfere with the view of the pond currently enjoyed by the owners of Lot #10, Worthington Club Estates. The type of fence to be erected pursuant to this Order shall be agreed upon between the Petitioner and the adjoining property owner.
4. Petitioner shall landscape between the fence to be constructed pursuant to the previous paragraph and Petitioner's property line, along the entire length of the fence to be constructed pursuant hereto.
5. Petitioner shall also landscape along his western property boundary, for the entire width of Lot #8 of Section One of the Worthington Greens Subdivision as shown on Petitioner's Exhibit 1. Petitioner agrees to submit a plan for the proposed landscaping to the owner of Lot #8, Worthington Greens and to the owner of Lot #10, Worthington Club Estates, prior to its approval by the Baltimore County Office of Planning and Zoning.
6. Irrespective of whether or not the Baltimore County Zoning Regulations require a hearing for any further amendments to Petitioner's Exhibit #1, there shall no amendments or additions to Petitioner's Exhibit #1 in the future without a public hearing before the appropriate hearing body.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Judson H. Lipowitz
Judson H. Lipowitz

S. Diane Levero
S. Diane Levero

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IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE - S/S of * DEPUTY ZONING COMMISSIONER
Baublitz Road, 920' W of *
Dover Road * OF BALTIMORE COUNTY
(2515 Baublitz Road) *
4th Election District * Case No. 91-458-SPHA
3rd Councilmanic District *
Charles A. Henneman, et ux *
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 73-294-X to permit all existing improvements and a proposed pavilion, pool, tennis courts, picnic area and parking; and a variance from Sections 1A04.3.B.3 and 102.2 to permit: a) the building envelope for the proposed pavilion to be located 65 feet from existing tennis courts and 10 feet from the building envelope of the proposed pool in lieu of the required 100-foot separation between both; b) the building envelope for the proposed pool to be located 40 feet from the existing tennis courts in lieu of the required 100-foot separation; and, c) the building envelope for the proposed tennis courts to be located 70 feet from the existing tennis courts in lieu of the required 100-foot separation. Petitioners also request a variance from Section 413.1(e) to permit two single-faced, non-illuminated wood signs comprising a total 86 sq.ft. in lieu of the permitted 15 sq.ft., all as more particularly described on Petitioner's Exhibit 1.

The Petitioners were represented by Howard L. Alderman, Jr., Esquire. Appearing on behalf of the Petitioners were numerous residents of the community. Numerous individuals appeared as Protestants in the matter and were represented by Anthony J. DiPaola, Esquire.

ORDER FOR FILING
FILED
JUN 17 1992
BY

Testimony indicated that the subject property, known as 2515 Baublitz Road, consists of 23.804 acres zoned R.C. 5 and is the site of the Worthington Valley Swim Club, which is presently improved with a swimming pool and four tennis courts. Petitioners are desirous of constructing another swimming pool, pavilion and four more tennis courts in accordance with Petitioner's Exhibit 1.

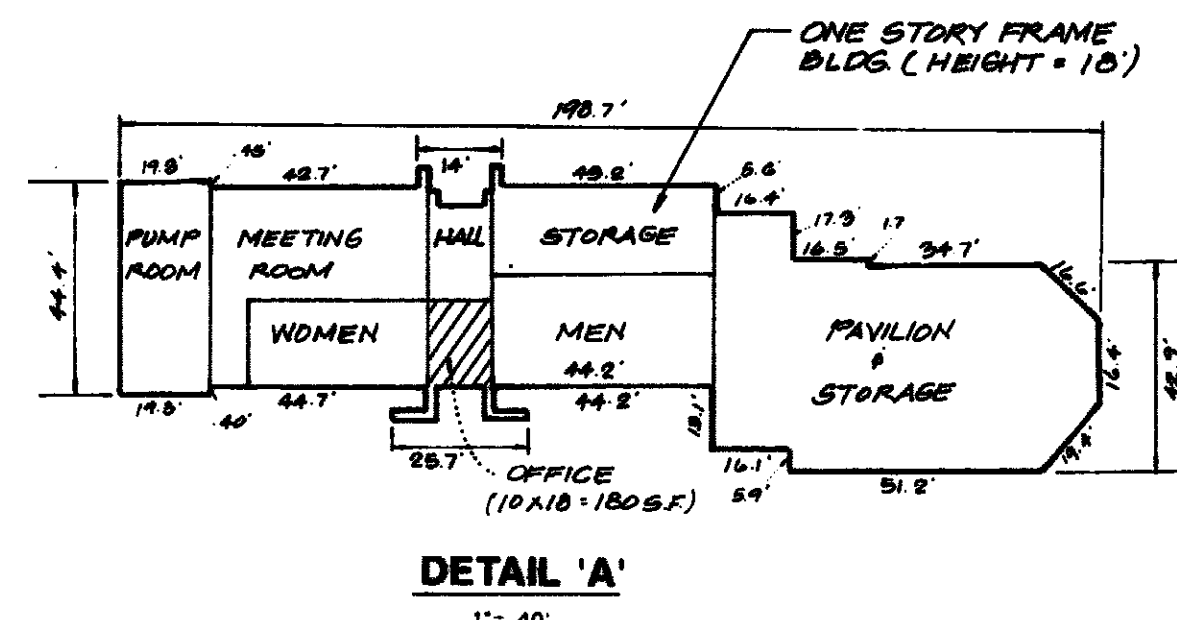
There was much testimony and evidence presented both in support of and in opposition to the relief requested in this matter. In general, the Petitioners believe the proposed improvements are necessary to accommodate its growing membership and enhance existing facilities. Testimony indicated that in their opinion, the proposed project meets the requirements set forth in Section 502.1 of the B.C.Z.R. and will not result in any detriment to the health, safety or general welfare of the surrounding community. The Protestants raised concerns regarding the negative impact the proposed project may have on private water and septic systems, create parking problems, and generally impede upon the quiet, rural nature of the surrounding community.

The R.C. 5 zoning regulations are very specific concerning improvements of this nature, and specifically, tennis courts. Testimony and evidence presented established that the subject property already enjoys a special exception for the existing swimming pool and four tennis courts. Section 1A04.2.B.5 of the B.C.Z.R. specifically addresses such uses. The wording is clear:

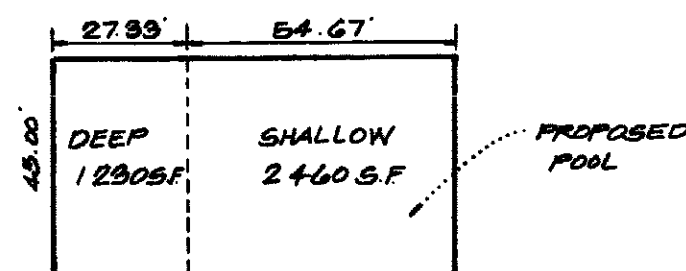
"Community buildings, swimming pools, or other uses of a civic, social, recreational, or educational nature, including tennis facilities, provided that no tennis facilities shall comprise more than four (4) courts."

It is clear that the County Council in enacting this legislation specifically intended to limit the number of tennis courts in an R.C. 5 zone to

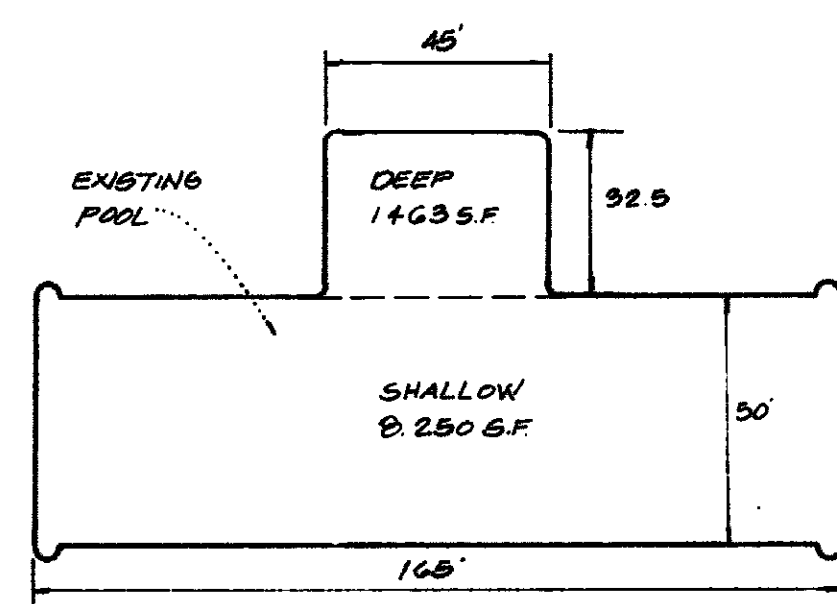
ORDER FOR FILING
FILED
JUN 17 1992
BY



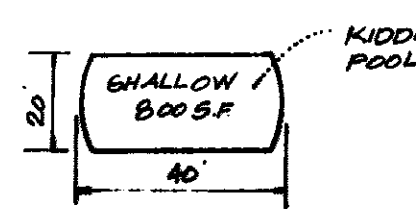
DETAIL 'A'
1" = 40'



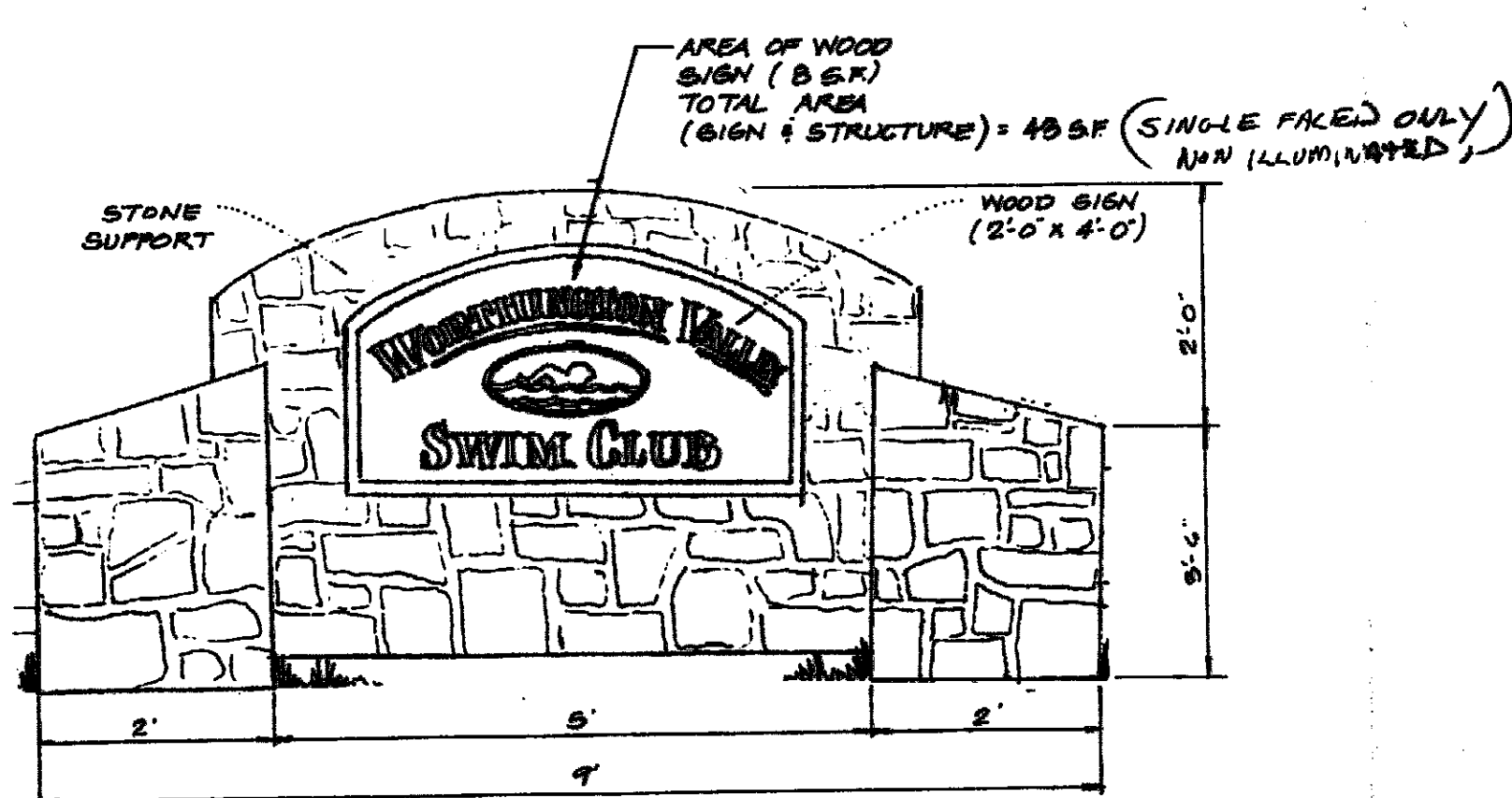
DETAIL 'B'
1" = 40'



DETAIL 'C'
1" = 40'



DETAIL 'D'
1" = 40'



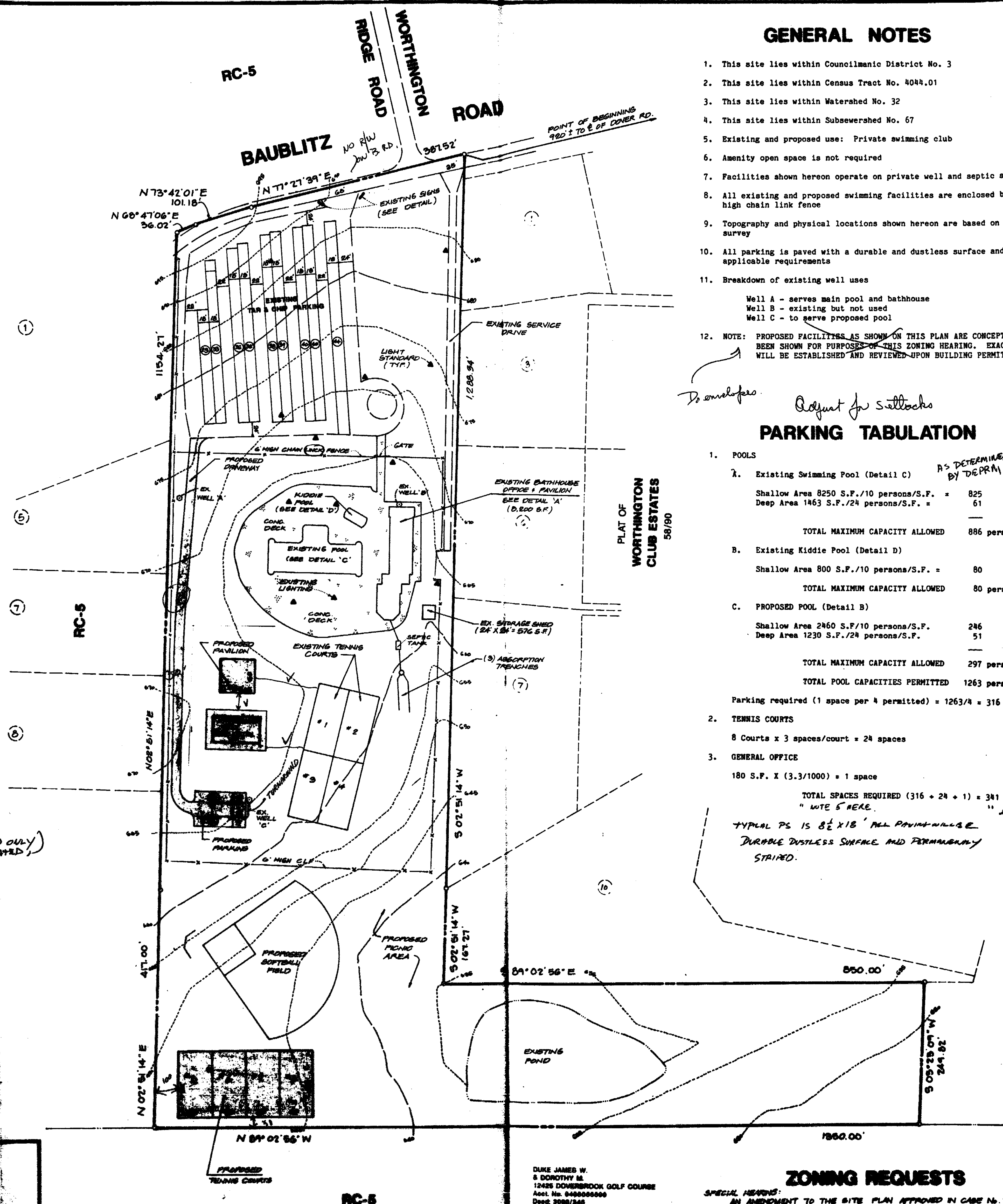
SIGN DETAIL
(NOT TO SCALE)

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: GCS
Drawn by: MD
Checked by: GCS
Job Number: 81-12

James W. McKee Date
(Maryland Registered No. 9012)



GENERAL NOTES

- This site lies within Councilmanic District No. 3
- This site lies within Census Tract No. 4044.01
- This site lies within Watershed No. 32
- This site lies within Subwatershed No. 67
- Existing and proposed use: Private swimming club
- Amenity open space is not required
- Facilities shown hereon operate on private well and septic systems
- All existing and proposed swimming facilities are enclosed by a six foot high chain link fence
- Topography and physical locations shown hereon are based on a field survey
- All parking is paved with a durable and dustless surface and complies with applicable requirements
- Breakdown of existing well uses
Well A - serves main pool and bathhouse
Well B - existing but not used
Well C - to serve proposed pool
- NOTE: PROPOSED FACILITIES AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND HAVE BEEN SHOWN FOR PURPOSES OF THIS ZONING HEARING. EXACT LOCATIONS WILL BE ESTABLISHED AND REVIEWED UPON BUILDING PERMIT APPLICATIONS.

PARKING TABULATION

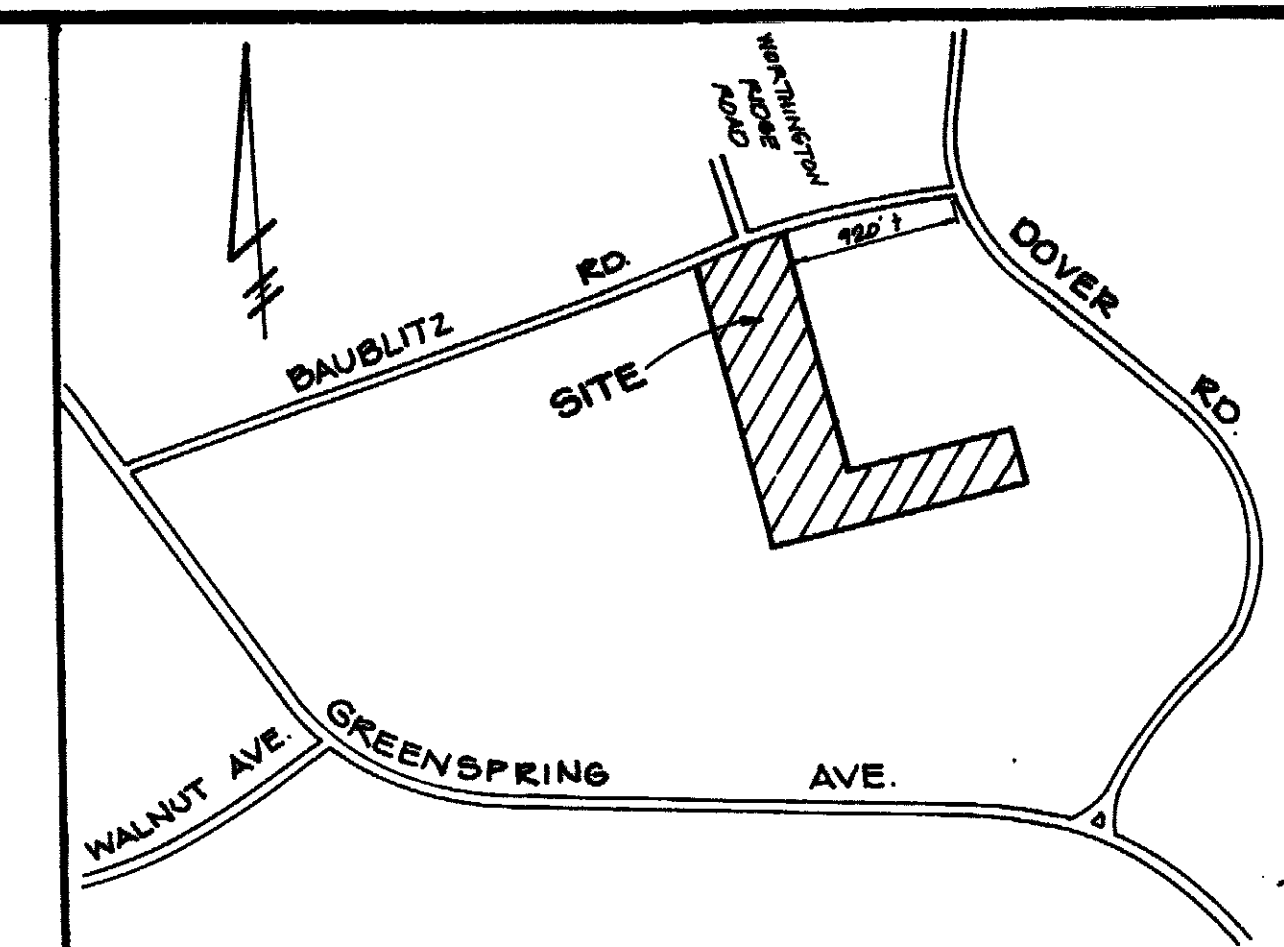
1. POOLS	
A. Existing Swimming Pool (Detail C)	AS DETERMINED BY DEPRM.
Shallow Area 8250 S.F./10 persons/S.F. =	825
Deep Area 1463 S.F./24 persons/S.F. =	61
TOTAL MAXIMUM CAPACITY ALLOWED	886 persons
B. Existing Kiddie Pool (Detail D)	
Shallow Area 800 S.F./10 persons/S.F. =	80
TOTAL MAXIMUM CAPACITY ALLOWED	80 persons
C. PROPOSED POOL (Detail B)	
Shallow Area 2460 S.F./10 persons/S.F. =	246
Deep Area 1230 S.F./24 persons/S.F. =	51
TOTAL MAXIMUM CAPACITY ALLOWED	297 persons
TOTAL POOL CAPACITIES PERMITTED	1263 persons
Parking required (1 space per 4 permitted) = 1263/4 =	316 spaces
2. TENNIS COURTS	
8 Courts x 3 spaces/court =	24 spaces
3. GENERAL OFFICE	
180 S.F. x (3.3/1000) =	1 space
TOTAL SPACES REQUIRED (316 + 24 + 1) =	341
" WTE 5 HERE "	

TYPICAL PS IS 8' x 18' ALL PAVING SHALL BE Durable Dustless Surface AND PERMANENTLY STRIPED.

ZONING REQUESTS

SPECIAL REQUESTS:
AN AMENDMENT TO THE SITE PLAN APPROVED IN CASE NO. 73-294-X, TO PERMIT ALL EXISTING IMPROVEMENTS AND THE PROPOSED PAVILION, POOL, TENNIS COURTS AND PARKING ALL AS SHOWN PARTICULARLY SHOWN ON THE PLAN SUBMITTED HEREWITH.

VARIANCE:
AS I.E. TO PERMIT TWO SINGLE FACE NON-ILLUMINATED WOOD SIGNS COMPRISE A TOTAL OF 64 SQUARE FEET IN LIEU OF THE 16 SQUARE FEET ALLOWED.



VICINITY MAP
SCALE: 1" = 1000'

SITE TABULATION

1. Existing zoning of site.	RC-5
2. Gross area of site.	23.804 Ac. ±
3. Net area of site.	23.443 Ac. ±
4. Parking required (See Tabulations)	341 spaces
5. Parking proposed (329 existing + 20 proposed) =	349 spaces
6. Floor areas	
Existing	8776 S.F.
Proposed	3600 S.F.
TOTAL	12,376 S.F.
7. Floor area ratio (12,376/23.804 Ac.) =	0.012

ZONING HISTORY

CASE NO. 73-294-X

GRANTED: Special Exception for the Community Building and Swimming Pool.

RESTRICTIONS:

- That all operations and activities of any kind shall cease upon the subject property no later than 11:30 p.m. each day.
- The public address systems shall not operate after 10:00 p.m. except in the case of clear emergency. The public address system must be controlled at all times under the close supervision of the pool manager so as not to create a nuisance in the community.
- That a site plan be approved by the Department of Public Works and the Office of Planning and Zoning, and any other pertinent County agencies.
- The Health Department shall closely monitor the water usage and the proper functioning and full operation of the private sewage disposal system. This Special Exception is contingent upon the property owner obtaining all the necessary permits from the regulatory agencies, particularly the County and State Health Departments.

JOHN LEWIS CHECKPRINT #A25
PLAT TO ACCOMPANY
SPECIAL HEARING AND VARIANCE
FOR

WORTHINGTON VALLEY SWIM CLUB

PREVIOUS SPECIAL EXCEPTION CASE NO. 73-294-X

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 100' MARCH 21, 1991

#2515 BAUBLITZ ROAD

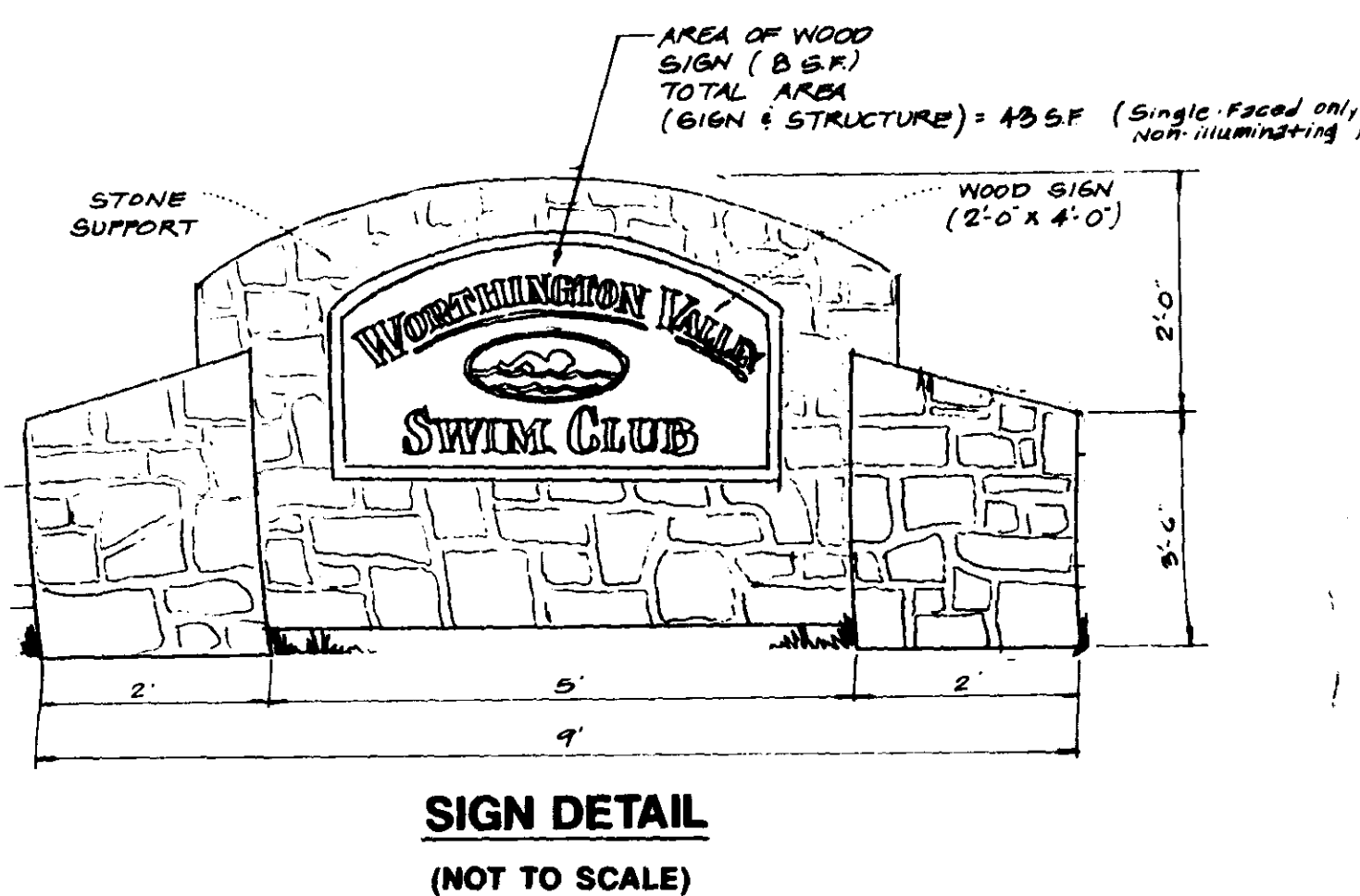
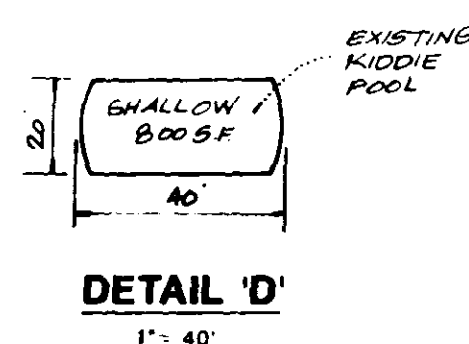
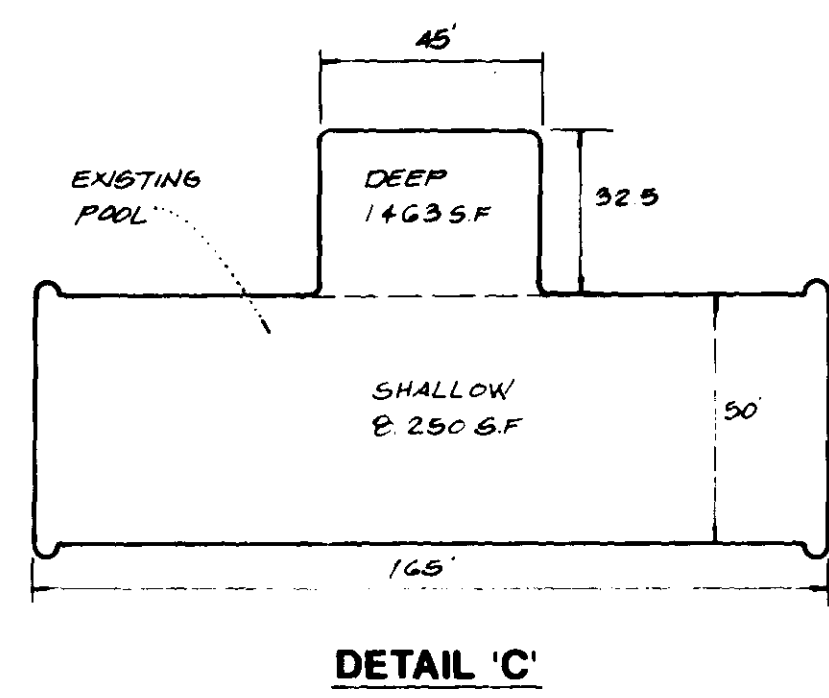
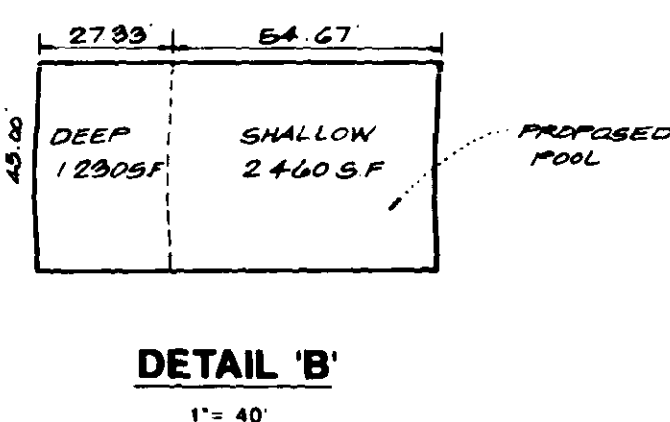
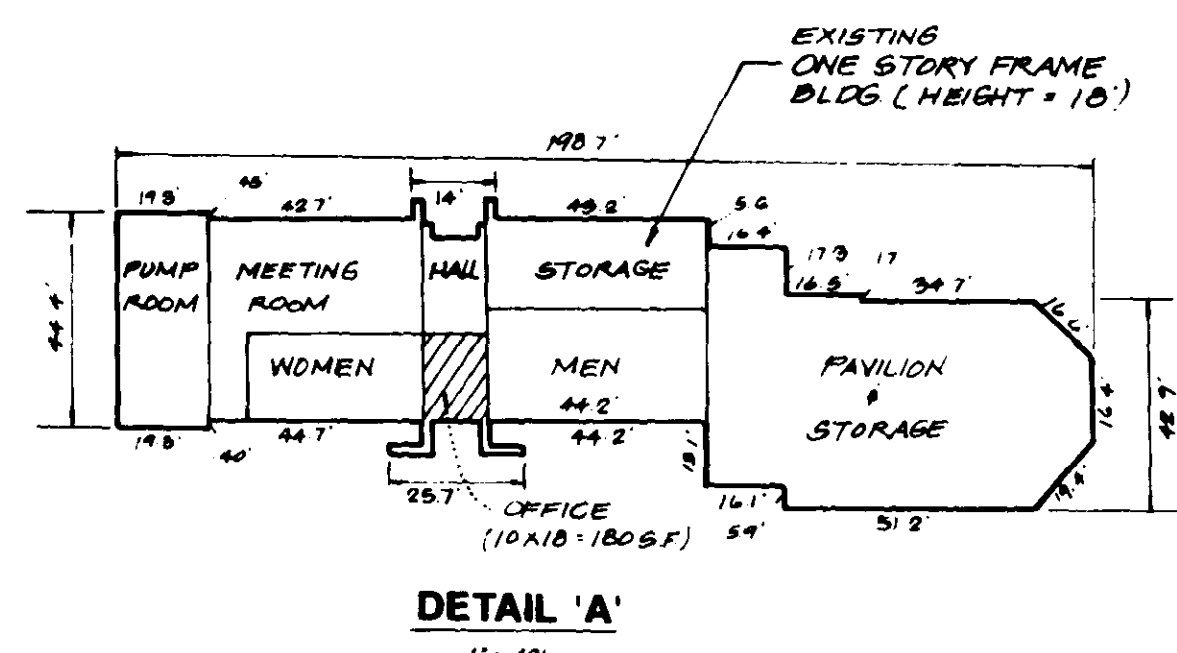
OWNER

WORTHINGTON VALLEY SWIM CLUB, INC.
C/O CHARLES ALAN HENNEMAN
2515 BAUBLITZ ROAD
REISTERSTOWN, MD. 21138

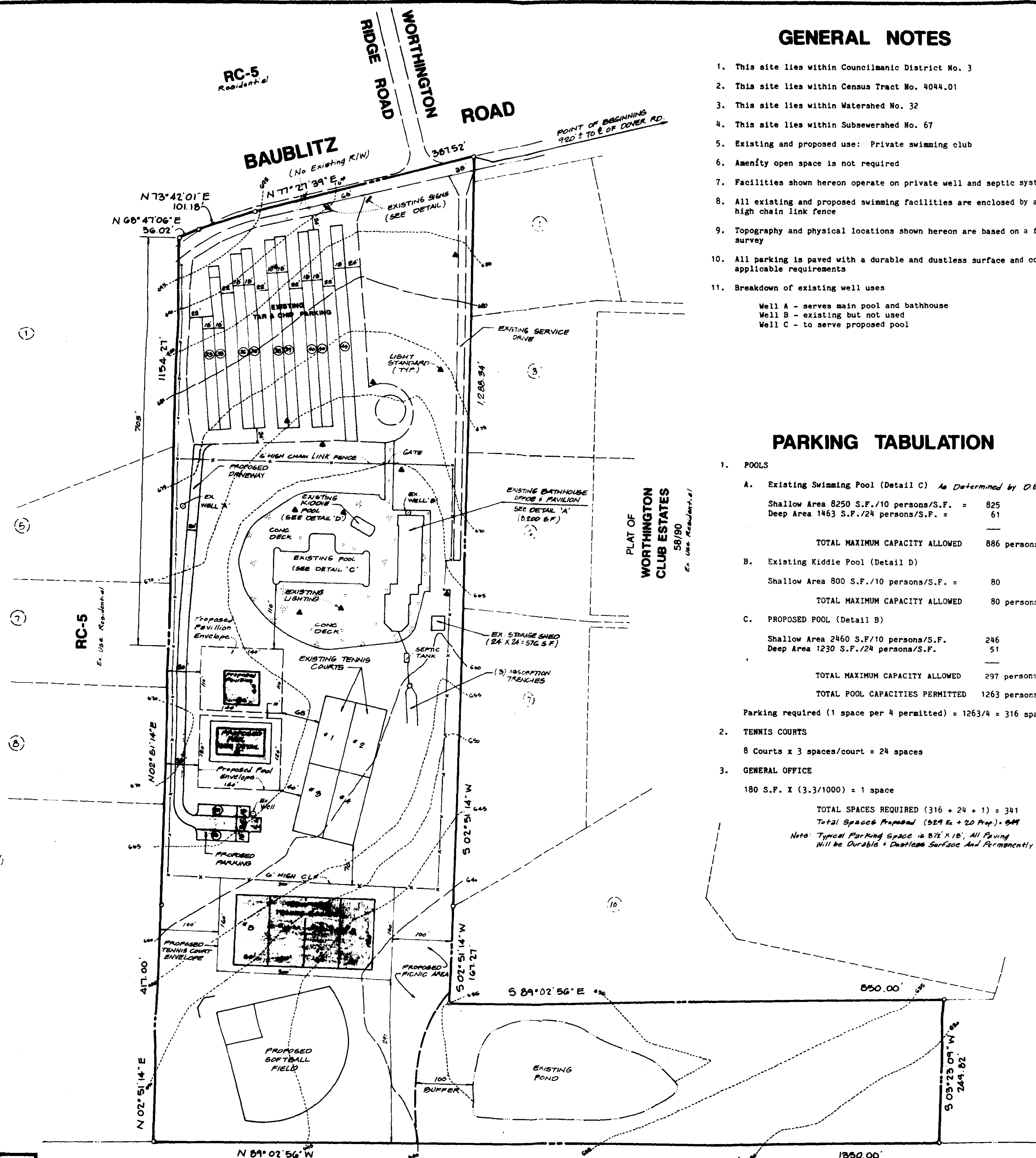
DEED: REFERENCES
6245/738
7084/245

ACCOUNT Nos.
19-00-002708
19-00-002710

91-458-SPNA



PLAT OF
SECTION ONE
WORTHINGTON GREENS
59/124



GENERAL NOTES

- This site lies within Councilmanic District No. 3
- This site lies within Census Tract No. 4044.01
- This site lies within Watershed No. 32
- This site lies within Subwatershed No. 67
- Existing and proposed use: Private swimming club
- Amenity open space is not required
- Facilities shown hereon operate on private well and septic systems
- All existing and proposed swimming facilities are enclosed by a six foot high chain link fence
- Topography and physical locations shown hereon are based on a field survey
- All parking is paved with a durable and dustless surface and complies with applicable requirements
- Breakdown of existing well uses
Well A - serves main pool and bathhouse
Well B - existing but not used
Well C - to serve proposed pool

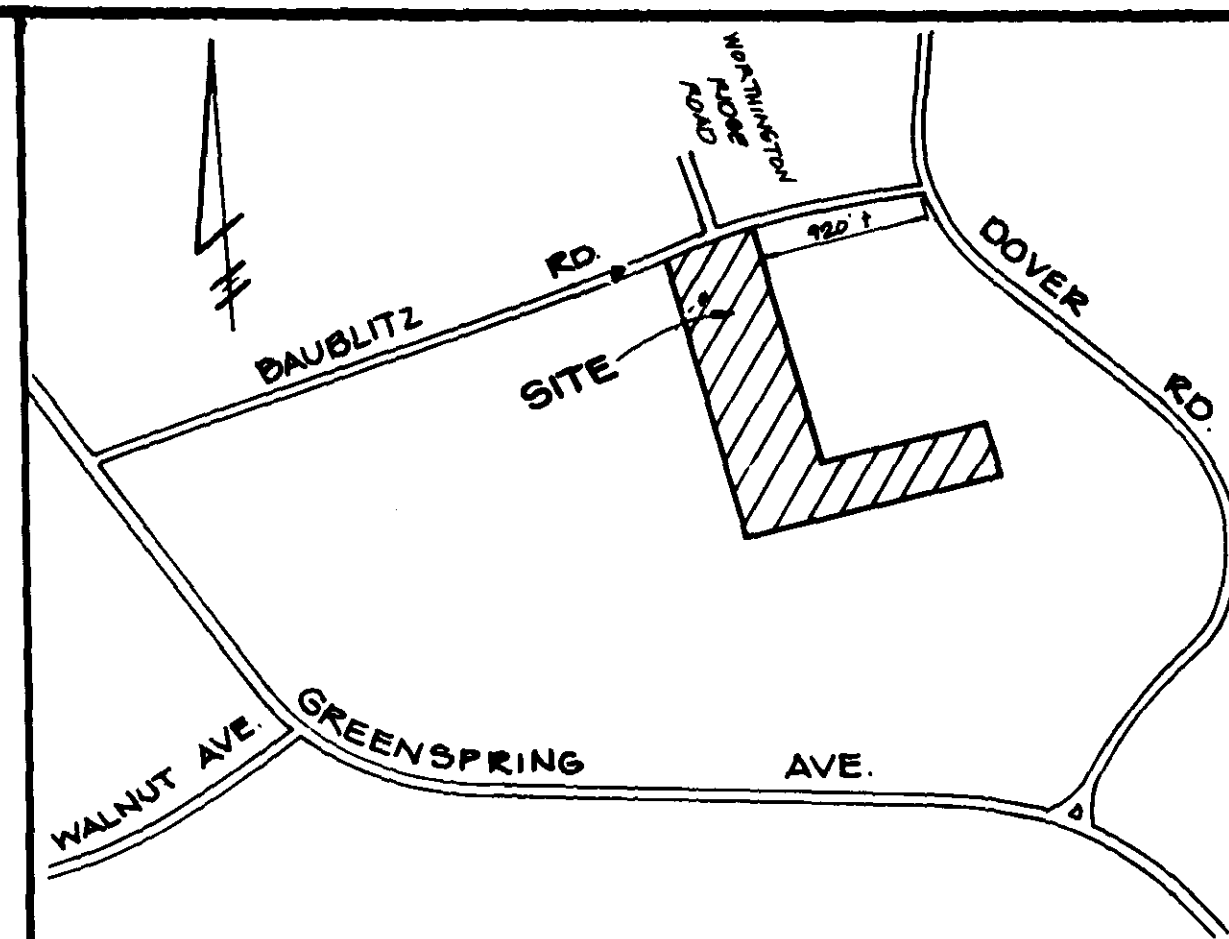
PARKING TABULATION

1. POOLS	
A. Existing Swimming Pool (Detail C) As Determined by D.E.P.R.M.	
Shallow Area 8250 S.F./10 persons/S.F. =	825
Deep Area 1463 S.F./24 persons/S.F. =	61
TOTAL MAXIMUM CAPACITY ALLOWED	886 persons
B. Existing Kiddie Pool (Detail D)	
Shallow Area 800 S.F./10 persons/S.F. =	80
TOTAL MAXIMUM CAPACITY ALLOWED	80 persons
C. PROPOSED POOL (Detail B)	
Shallow Area 2460 S.F./10 persons/S.F. =	246
Deep Area 1230 S.F./24 persons/S.F. =	51
TOTAL MAXIMUM CAPACITY ALLOWED	297 persons
TOTAL POOL CAPACITIES PERMITTED	1263 persons
Parking required (1 space per 4 permitted) = 1263/4 = 316 spaces	
2. TENNIS COURTS	
8 Courts x 3 spaces/court =	24 spaces
3. GENERAL OFFICE	
180 S.F. X (3.3/1000) =	1 space
TOTAL SPACES REQUIRED (316 + 24 + 1) =	341
Total Spaces Proposed (524 R. + 20 Prop.) =	544
Note: Typical Parking Space is 8'6" X 18'. All Paving Will be Durable, Dustless Surface And Permanently Striped.	

ZONING REQUESTS

Variance from Section 1800.2.2.2 and 1802.2 to permit: of the envelope for the proposed pavilion to be located a maximum of 85 feet from existing tennis courts, and to be located a maximum of 10 feet from the envelope of the proposed pool, in lieu of the 180 foot separation required between them; and of the envelope for the proposed pool to be located a maximum of 48 feet from the existing tennis courts in lieu of the 180 foot separation required; and of the envelope for the proposed tennis courts to be located a maximum of 70 feet from the existing tennis courts in lieu of the 180 foot separation required; and from Section 413.1(a) to permit two single-faced non-illuminated wood signs comprising a total of 88 square feet in lieu of the 15 square feet allowed.

Special hearing to approve an amendment to the site plan approved in Case No. 73-294-X, to permit all existing improvements and the proposed pavilion, pool, tennis courts, picnic area, and parking all as more particularly shown on the site submitted herewith.



SITE TABULATION

1. Existing zoning of site.	RC-5
2. Gross area of site.	23,804 Ac. ±
3. Net area of site.	23,443 Ac. ±
4. Parking required (See Tabulations)	341 spaces
5. Parking proposed (329 existing + 20 proposed) =	349 spaces
6. Floor areas	
Existing	8776 S.F.
Proposed	3600 S.F.
TOTAL	12,376 S.F.
7. Floor area ratio (12,376/23,804 Ac.) =	0.012

ZONING HISTORY

CASE NO. 73-294-X
GRANTED: Special Exception for the Community Building and Swimming Pool.
RESTRICTIONS:
1. That all operations and activities of any kind shall cease upon the subject property no later than 11:30 p.m. each day.
2. The public address systems shall not operate after 10:00 p.m. except in the case of clear emergency. The public address system must be controlled at all times under the close supervision of the pool manager so as not to create a nuisance in the community.
3. That a site plan be approved by the Department of Public Works and the Office of Planning and Zoning, and any other pertinent County agencies.
4. The Health Department shall closely monitor the water usage and the proper functioning and full operation of the private sewage disposal system. This Special Exception is contingent upon the property owner obtaining all the necessary permits from the regulatory agencies, particularly the County and State Health Departments.

**PETITIONER'S
EXHIBIT 1**

**PLAT TO ACCOMPANY
SPECIAL HEARING AND VARIANCE
FOR**

**WORTHINGTON VALLEY
SWIM CLUB**

PREVIOUS SPECIAL EXCEPTION CASE NO. 73-294-X

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"= 100' MARCH 21, 1991

#2515 BAUBLITZ ROAD

OWNER

WORTHINGTON VALLEY SWIM CLUB, INC.
C/O CHARLES ALAN HENNEMAN
2515 BAUBLITZ ROAD
REISTERSTOWN, MD. 21136

DEED: REFERENCES 6245/738 7094/245
ACCOUNT Nos. 19-00-002708 19-00-002710

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by GCS
Drawn by BD
Checked by GCS
Job Number 91-12

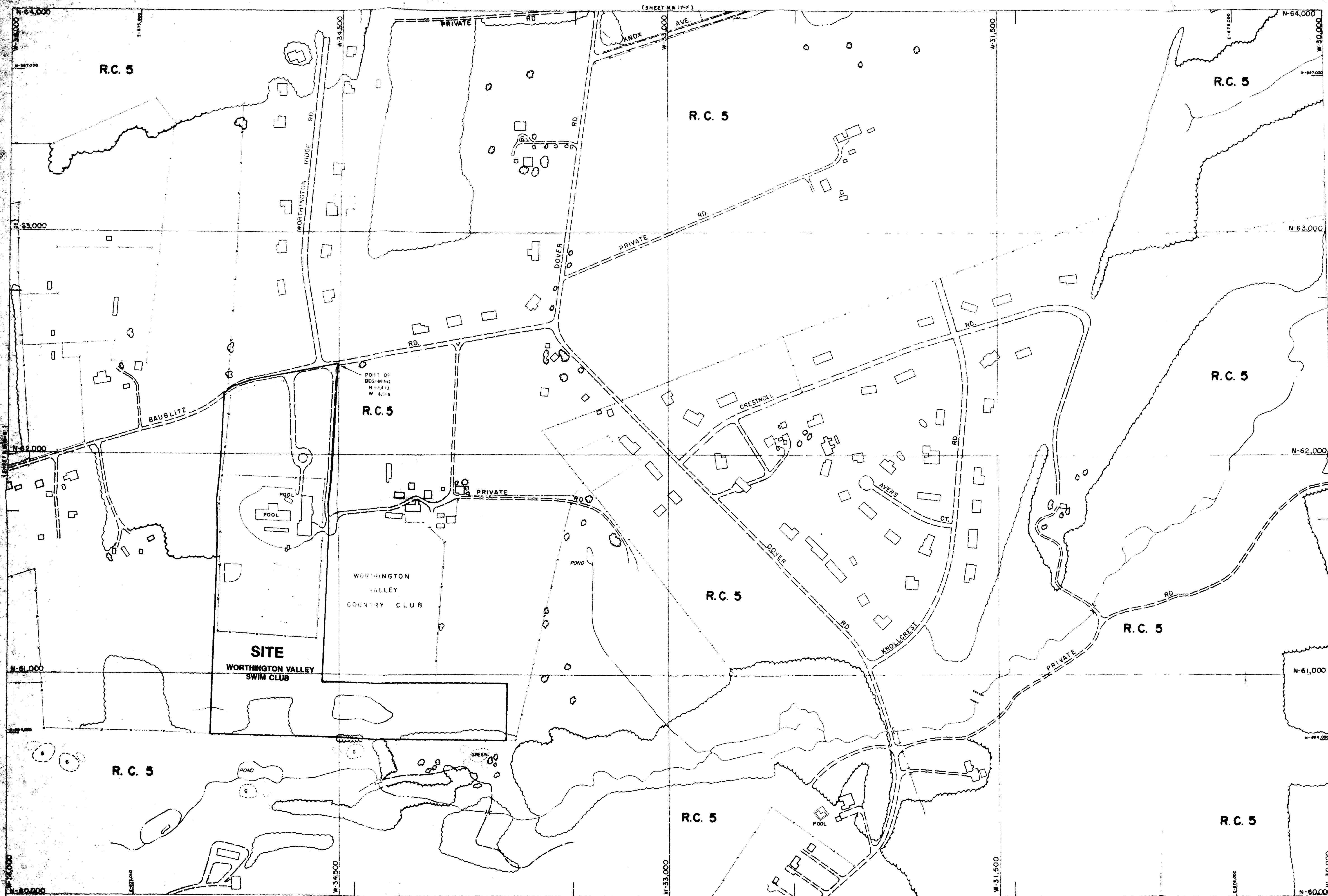
James W McKee Date
(Maryland Registered No 9012)

DATE:	REVISION
4/29/91	As Per Zoning Office Review

RC-5

Ex. Use Golf Club

DUKE JAMES W
& DOROTHY M
12425 DOVERBROOK GOLF COURSE
Rd. No. 0403068890
Deed 3093/348



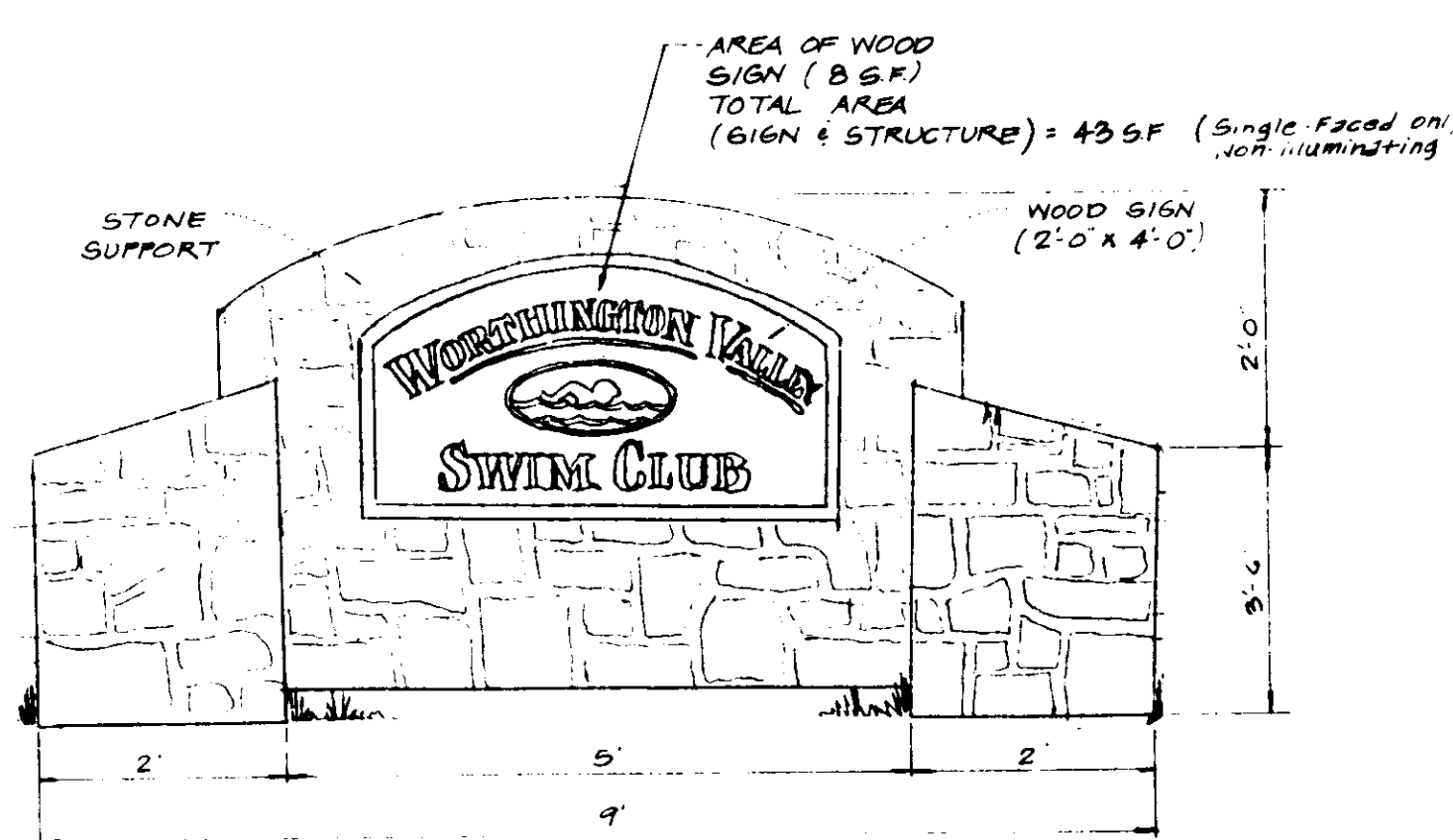
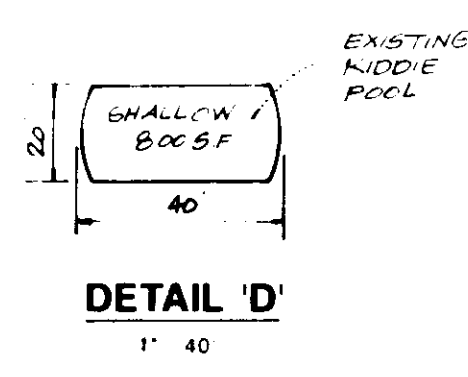
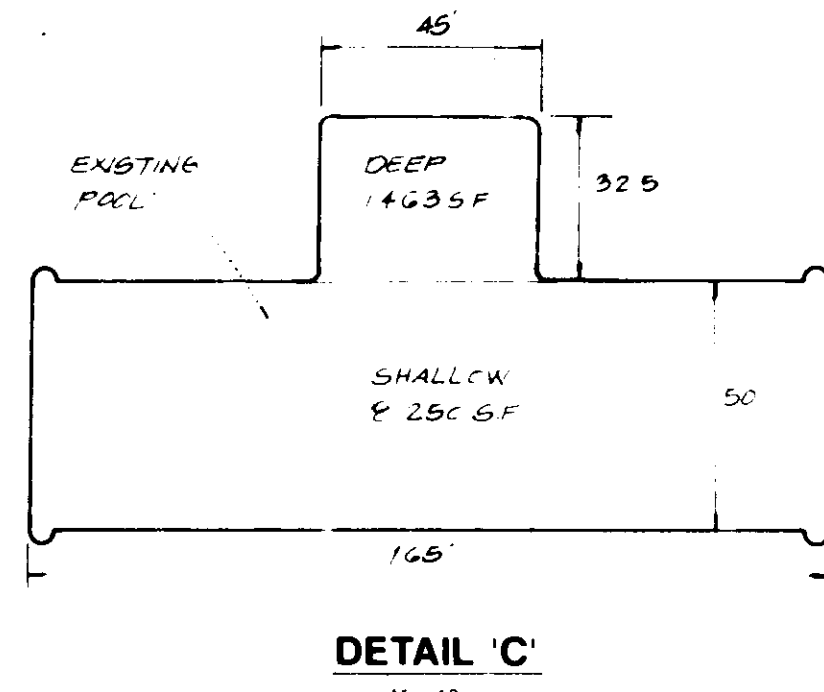
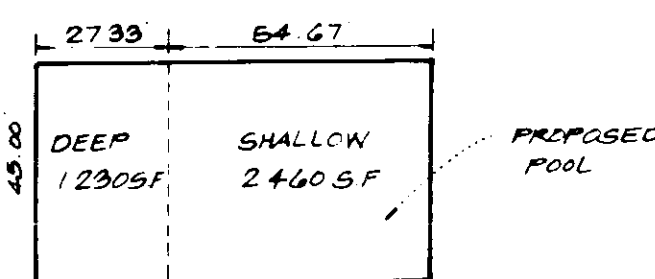
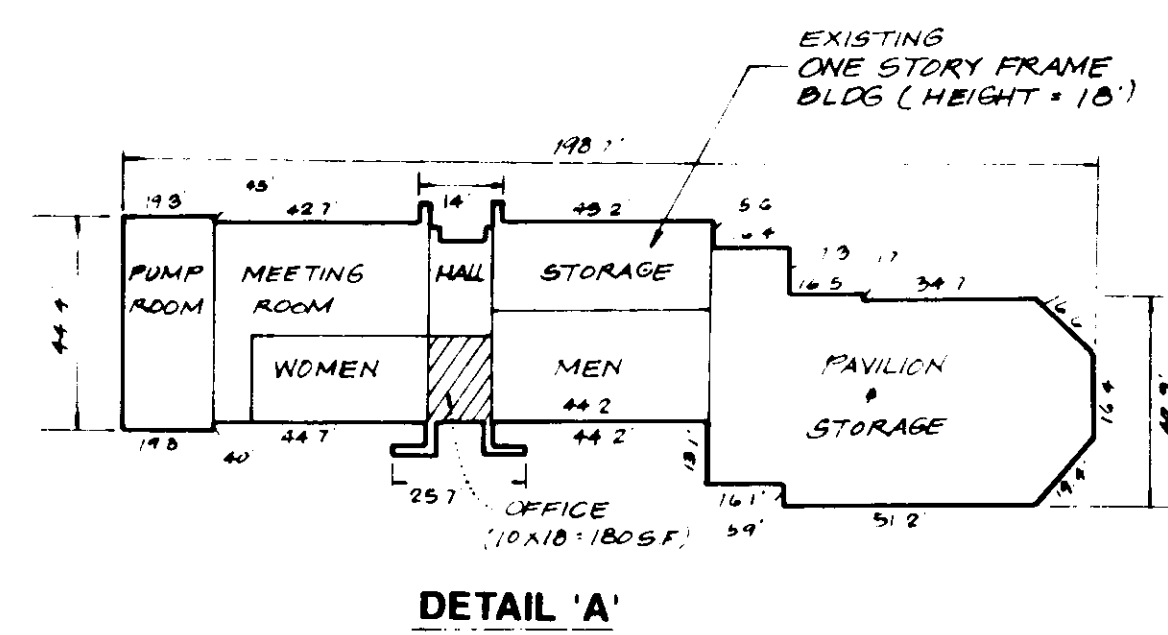
W-SE
T-NE **91-458-SPHA**
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
NO. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

ZONING MAP
WORTHINGTON VALLEY
SWIM CLUB

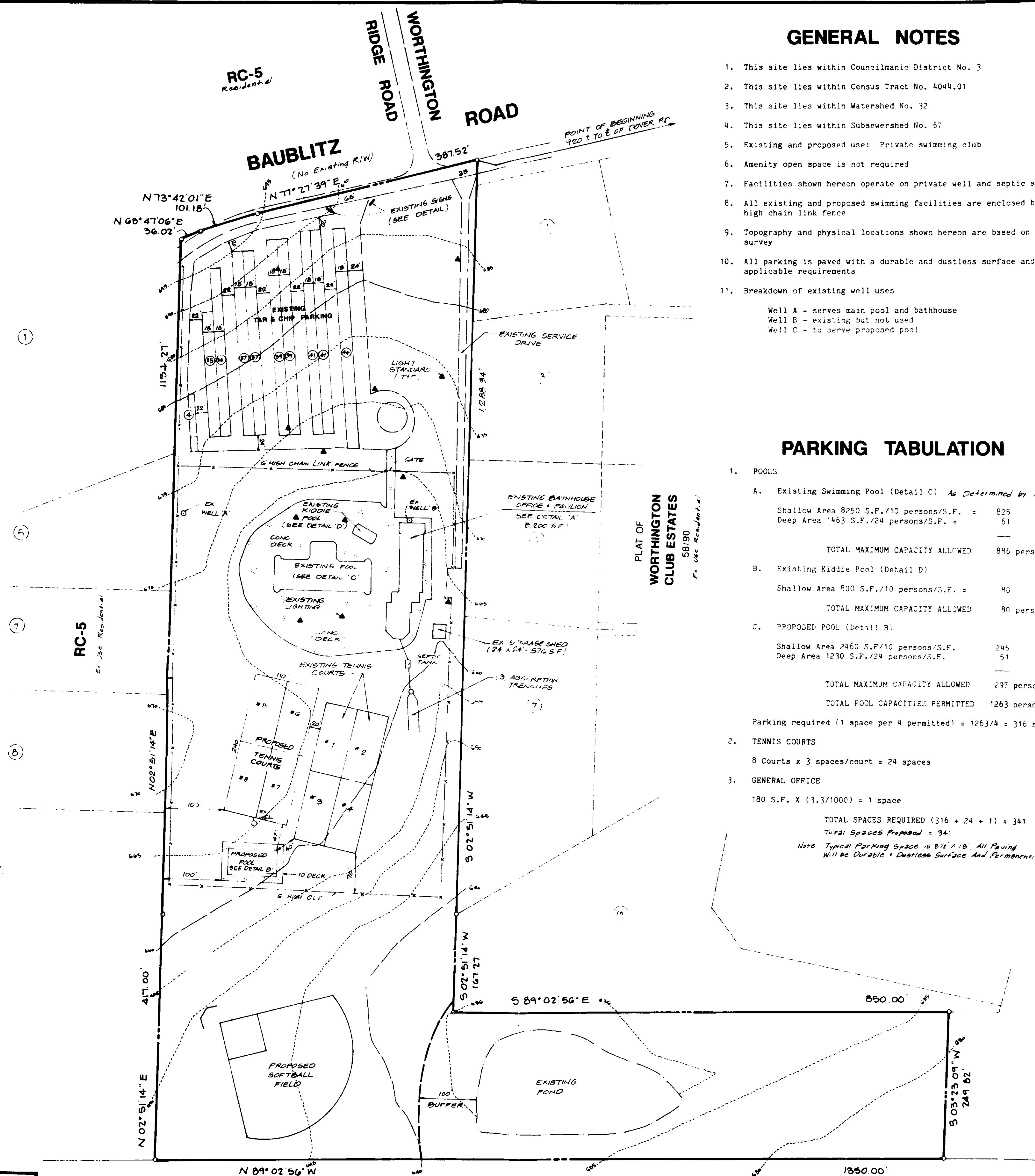
SCALE 1" = 200' ±	LOCATION NORTH OF CHESTNUT RIDGE	SHEET N. W. 16-F
DATE OF PHOTOGRAPHY JANUARY 1986		

425



SIGN DETAIL
(NOT TO SCALE)

PLAT OF
SECTION ONE
WORTHINGTON GREENS
59/124



GENERAL NOTES

1. This site lies within Councilmanic District No. 3
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Well B - existing but not used
Well C - to serve proposed pool

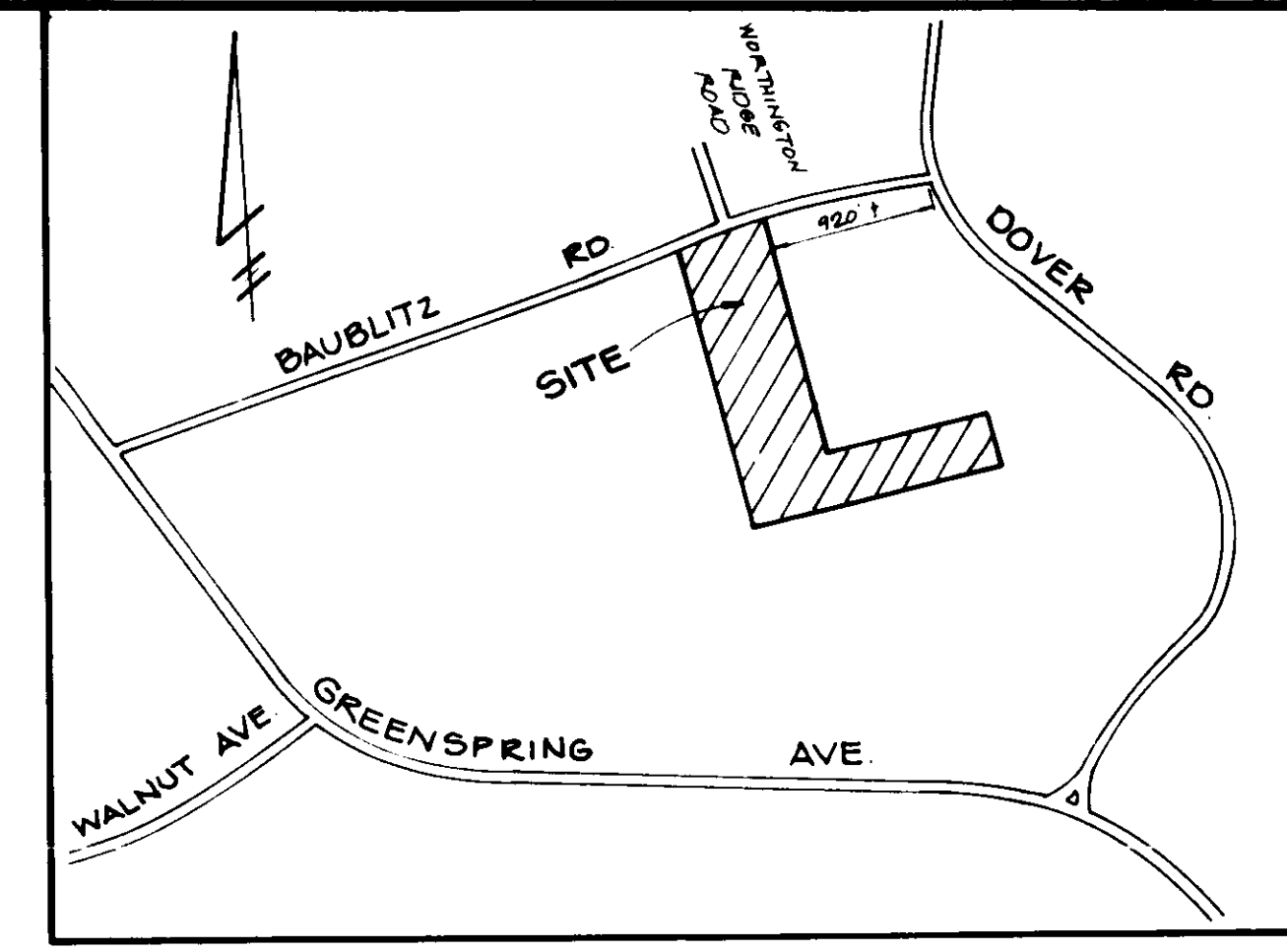
PARKING TABULATION

1. POOLS	
A. Existing Swimming Pool (Detail C) As Determined by DEPRV	
Shallow Area 8250 S.F./10 persons/S.F. = 825	
Deep Area 1463 S.F./24 persons/S.F. = 61	
TOTAL MAXIMUM CAPACITY ALLOWED	886 persons
B. Existing Kiddie Pool (Detail D)	
Shallow Area 800 S.F./10 persons/S.F. = 80	
TOTAL MAXIMUM CAPACITY ALLOWED	80 persons
C. PROPOSED POOL (Detail B)	
Shallow Area 2460 S.F./10 persons/S.F. = 246	
Deep Area 1230 S.F./24 persons/S.F. = 51	
TOTAL MAXIMUM CAPACITY ALLOWED	297 persons
TOTAL POOL CAPACITIES PERMITTED	1263 persons
Parking required (1 space per 4 permitted) = 1263/4 = 316 spaces	
8 Courts x 3 spaces/court = 24 spaces	
3. GENERAL OFFICE	
180 S.F. X (3.3/1000) = 1 space	
TOTAL SPACES REQUIRED (316 + 24 + 1) = 341	
Total Spaces Proposed = 341	
Note: Typical Parking Space 6'0" X 10'0". All Paving Will be Durable & Dustless Surface And Permanent, Graded	

ZONING REQUESTS

Requesting variances from Sections 1404.3.B.3 to permit; a) a 20 foot separation from the existing tennis courts to the proposed tennis courts; b) a 40 foot setback from the existing tennis courts to the proposed pool; and c) a 47 foot setback from the proposed tennis courts to the proposed pool, all in lieu of the minimum required setback of 100 feet, and d) a variance from Section 1413.1 (e) to permit two single-faced non-illuminated wood signs comprising a total of 86 square feet in lieu of the maximum 15 square feet allowed.

Special Hearing to approve an amendment to the site plan approved by the Board of Appeals to permit all existing improvements and the proposed pool and tennis courts all as more particularly shown on the plat submitted herewith.



VICINITY MAP
SCALE: 1"=1000'

SITE TABULATION

1. Existing zoning of site.	RC-5
2. Gross area of site.	23,804 Ac. ±
3. Net area of site.	23,443 Ac. ±
4. Parking required (See Tabulations)	341 spaces
5. Parking proposed	= 341 spaces
6. Floor areas	
Existing	8776 S.F.
Proposed	3600 S.F.
TOTAL	12,376 S.F.
7. Floor area ratio (12,376/23,804 Ac.) =	0.012

ZONING HISTORY

CASE NO. 73-294-X
GRANTED: Special Exception for the Community Building and Swimming Pool.
RESOLUTION:
1. That all operations and activities of any kind shall cease upon the subject property no later than 11:30 p.m. each day.
2. The public address systems shall not operate after 10:00 p.m. except in the case of clear emergency. The public address system must be controlled at all times under the close supervision of the pool manager so as not to create a nuisance in the community.
3. That a site plan be approved by the Department of Public Works and the Office of Planning and Zoning, and any other pertinent County agencies.
4. The Health Department shall closely monitor the water usage and the proper functioning and full operation of the private sewage disposal system. This Special Exception is contingent upon the property owner obtaining all the necessary permits from the regulatory agencies, particularly the County and State Health Departments.

**AMENDED
PLAT TO ACCOMPANY
SPECIAL HEARING AND VARIANCE
FOR**

**WORTHINGTON VALLEY
SWIM CLUB**

PREVIOUS SPECIAL EXCEPTION CASE No. 73-294-X

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"= 100' MARCH 21, 1991
REVISED APRIL 15, 1992

#2515 BAUBLITZ ROAD

OWNER

WORTHINGTON VALLEY SWIM CLUB, INC.
C/O CHARLES ALAN HENNEMAN
2515 BAUBLITZ ROAD
REISTERSTOWN, MD 21136

DEED REFERENCES
6245/738
7094/245

ACCOUNT Nos
19-00-002709
19-00-002710

Petitioners
Ex. #2

McKEE & ASSOCIATES, INC.

Professional Survey and Real Estate Development
SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY MARYLAND 21030
(301) 527 1555

DESIGNED BY	GCS
DRAWN BY	BD
CHECKED BY	GCS
DATE	91-12

RC-5

Ex Use Golf Club

DATE	REVISION
4/29/91	As Per Zoning Office Review
4/15/92	As Per Board of Appeals Review

DUKE JAMES W
& DOROTHY M
12425 DOVERBROOK WOLF COURSE
ACCT No 0408066890
Deed 3093.346

no more than four courts. Accordingly, in the opinion of the Deputy Zoning Commissioner, the proposed addition of four tennis courts is not permitted.

The Petitioners argued that the proposed tennis courts are permitted in accordance with Section 406.A of the B.C.Z.R. However, in reviewing the wording of that Section and the Sections that follow and applying the facts of this particular case to those Sections, it is clear that Section 406.A does not justify an additional four tennis courts. Therefore, the Petitioners' argument for the proposed tennis courts fails.

Inasmuch as the proposed tennis courts are not permitted anywhere on the subject site, it is possible that the proposed pavilion and swimming pool could be relocated to that area originally proposed for the additional tennis courts which may alleviate the need for a variance for the two structures. In any event, locating the proposed pavilion and swimming pool in the area where the four additional tennis courts were intended would certainly lessen the impact that these two structures might have on the surrounding community.

The Petitioners also requested a variance to permit two existing single-faced, non-illuminated wood signs of 86 sq.ft. total in lieu of the permitted 15 sq.ft. There was some question as to whether Section 413.1(e) is applicable to the subject signage. In the opinion of the Deputy Zoning Commissioner, these particular signs, which denotes the "Worthington Valley Swim Club", are informational signs as set forth in Section 413.1(e)(3) and are permitted as of right. However, because of their size, a variance is needed.

After due consideration of the testimony and evidence presented, and for the reasons set forth above, the relief requested in the Petitions

for Special Hearing and Zoning Variance shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of August, 1991 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 73-294-X to permit a proposed pavilion, pool, tennis courts, picnic area and parking, be and is hereby DENIED; however, the Petitioners shall be permitted to amend the previously approved site plan to show the existence and location of the two signs at the entrance to the swim club;

IT IS FURTHER ORDERED that the Petition for Zoning Variance from Sections 1A04.3.B.3 and 102.2 to permit: a) the building envelope for the proposed pavilion to be located 65 feet from existing tennis courts and 10 feet from the building envelope of the proposed pool in lieu of the required 100-foot separation between both; b) the building envelope for the proposed pool to be located 40 feet from the existing tennis courts in lieu of the required 100-foot separation; and, c) the building envelope for the proposed tennis courts to be located 70 feet from the existing tennis courts in lieu of the required 100-foot separation, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance from Section 413.1(e) to permit two existing single-faced, non-illuminated wood signs comprising 86 sq.ft. total in lieu of the permitted 15 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

reversed, the relief granted herein shall be rescinded and Petitioners would be required to file a new Petition.

- 2) Within sixty (60) days of the date of this Order, Petitioners shall amend the site plan to show the existence and location of said signs, in accordance with Petitioner's Exhibit 1, and submit a copy of same to this office for inclusion in the case file.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-458-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan approved in Case No. 73-294-X, to permit all existing improvements and the proposed pavilion, pool, tennis courts, picnic area, and parking all as more particularly shown on the plat submitted herewith.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Howard L. Alderman, Jr.
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Howard L. Alderman, Jr.
Name
Address
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of June, 1991, at 9 o'clock A.M.
FILED 5/7/91 BY JLL
ANY TIME OR DAY
1 HR. HEARING TIME
J. Robert Hines
Zoning Commissioner of Baltimore County

B.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-458-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Sections 1A04.3.B.3 and 102.2 to permit: a) the envelope for the proposed pavilion to be located a maximum of 65 feet from existing tennis courts, and to be located a maximum of 10 feet from the envelope of the proposed pool, in lieu of the 100 foot separation required between both; b) the envelope for the proposed pool to be located a maximum of 40 feet from the existing tennis courts in lieu of the 100 foot separation required; and c) the envelope for the proposed tennis courts to be located a maximum of 70 feet from the existing tennis courts in lieu of the 100 foot separation required, and from Section 413.1(e) to permit two single-faced non-illuminated wood signs comprising a total of 86 square feet in lieu of the 15 square feet allowed.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Narrow configuration and topography of lot.
2. Preservation of open space and distance from required buffers.
3. Signs are existing and designed to be compatible with community.
4. Relocation of proposed improvements or existing signs would result in practical difficulty to Petitioner.
5. For such other reasons as may be produced at the hearing on this Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Howard L. Alderman, Jr.
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Howard L. Alderman, Jr., Esquire
Name Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of June, 1991, at 9 o'clock A.M.
FILED 5/7/91 BY JLL
ANY TIME OR DAY
1 HR. HEARING TIME
J. Robert Hines
Zoning Commissioner of Baltimore County

(over)

MCKEE & ASSOCIATES, INC. Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone: (301) 527-1555
Facsimile: (301) 527-1563

April 1, 1991

DESCRIPTION OF
WORTHINGTON VALLEY SWIM CLUB
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Beginning at a point near the centerline of Baublitz Road, said point being 920 feet more or less west of the centerline of Dover Road, thence leaving said road and running South 02° 51' 14" West 1,288.34 feet, South 02° 51' 14" West 167.27 feet, South 89° 02' 56" East 850.00 feet, South 03° 23' 09" West 249.82 feet, North 89° 02' 56" West 1,350.00 feet, North 02° 51' 14" East 417.00 feet and North 02° 51' 14" East 1,154.27 feet to a point in Baublitz Road; thence running in Baublitz Road North 68° 47' 06" East 36.02 feet, North 73° 42' 01" East 101.18 feet, and North 77° 27' 39" East 387.52 feet to the point of beginning. Containing 23.804 acres of land as described in deeds Liber 6245, folio 738 and Liber 7094, folio 245.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315 OLD COURTHOUSE
111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 400 WASHINGTON AVE.
Hearing Room - Room 48, Old Courthouse (301) 887-3180
400 Washington Avenue January 14, 1992

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-458-SPHA
CHARLES A. HENNEMAN, ET UX
S/s Baublitz Road, 920' W of Dover Rd. (2515 Baublitz Rd.) (Worthington Valley Swim Club) 4th Election District; 3rd Councilmanic District
SPH-Amendment to previously approved plan 73-294-X/existing improvements, picnic area, parking; VAR-building envelope/proposed pavilion, pool & tennis courts VAR-signs
8/21/91 - D.Z.C.'s Order DENYING Petition in part; GRANTING in part.

ASSIGNED FOR: TUESDAY, MARCH 24, 1992 AT 10:00 a.m.

cc: Mr. and Mrs. Charles A. Henneman - Petitioners
Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
Anthony J. DiPaula, Esquire - Counsel for Protestants
Mr. Lee H. Wilson
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration
LindaLee M. Kuszmaul
Legal Secretary



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315 OLD COURTHOUSE
111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 400 WASHINGTON AVE.
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Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
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People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
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James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration
LindaLee M. Kuszmaul
Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING - ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Hearing Room - Room 48, Old Courthouse
400 Washington Avenue
(301) 887-3180
January 14, 1992

NOTICE OF ASSIGNMENT
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CASE NO. 91-458-SPHA
CHARLES A. HENNEMAN, ET UX
S/s Baublitz Road, 920' W of
Dover Rd. (2515 Baublitz Rd.)
(Worthington Valley Swim Club)
4th Election District;
3rd Councilmanic District

SPH-Amendment to previously approved plan 73-294-X/existing improvements, picnic area, parking; VAR-building envelope/proposed pavilion, pool & tennis courts VAR-signs

8/21/91 - D.Z.C.'s Order DENYING Petition in part; GRANTING in part.

ASSIGNED FOR: TUESDAY, MARCH 24, 1992 AT 10:00 a.m.

cc: Mr. and Mrs. Charles A. Henneman - Petitioners
Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
Anthony J. DiPaola, Esquire - Counsel for Protestants
Mr. Lee H. Wilson
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

12513 Fellowship Court
Reisterstown, Maryland 21136
March 31, 1992

William T. Hackett, Chairman
County Board of Appeals for Baltimore County
Court House - 400 Washington Avenue
Room 49, Basement
Towson, Maryland 21204

RE: Case No.: 91-458-SPHA

Dear Chairman Hackett:

After meeting with Mr. Al Henneman, owner of the Worthington Valley Swim Club, and walking around the property I believe that the concerns of my wife and I have been addressed. Therefore, we are hereby dismissing our appeal of this case.

Should you have any questions or need additional information in this matter please do not hesitate to contact me (Telephone 561-2947).

Sincerely,

Lee H. Wilson

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180
Hearing Room - Room 48, Old Courthouse
400 Washington Avenue
May 20, 1992

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-458-SPHA
CHARLES A. HENNEMAN, ET UX
S/s Baublitz Road, 920' W of
Dover Rd. (2515 Baublitz Rd.)
(Worthington Valley Swim Club)
4th Election District;
3rd Councilmanic District

SPH-Amendment to previously approved plan 73-294-X/existing improvements, picnic area, parking; VAR-building envelope/proposed pavilion, pool & tennis courts VAR-signs

8/21/91 - D.Z.C.'s Order DENYING Petition in part; GRANTING in part.

ASSIGNED FOR: TUESDAY, MAY 26, 1992 AT 9:30 a.m.

FOR THE PURPOSE OF PUTTING A SETTLEMENT ON THE RECORD ONLY

cc: Mr. and Mrs. Charles A. Henneman - Petitioners
Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
Anthony J. DiPaola, Esquire - Counsel for Protestants
Mr. Lee H. Wilson
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING - ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Hearing Room - Room 48, Old Courthouse
400 Washington Avenue
(301) 887-3180
January 14, 1992

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-458-SPHA
CHARLES A. HENNEMAN, ET UX
S/s Baublitz Road, 920' W of
Dover Rd. (2515 Baublitz Rd.)
(Worthington Valley Swim Club)
4th Election District;
3rd Councilmanic District

SPH-Amendment to previously approved plan 73-294-X/existing improvements, picnic area, parking; VAR-building envelope/proposed pavilion, pool & tennis courts VAR-signs

8/21/91 - D.Z.C.'s Order DENYING Petition in part; GRANTING in part.

ASSIGNED FOR: TUESDAY, MARCH 24, 1992 AT 10:00 a.m.

cc: Mr. and Mrs. Charles A. Henneman - Petitioners
Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
Anthony J. DiPaola, Esquire - Counsel for Protestants
Mr. Lee H. Wilson
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

PLEASE NOTIFY ME ON BEHALF FOR

CHARLES HENNEMAN (SWIM CLUB)

91-458-SPHA

THOMAS P. DORE

LEE H. WILSON

LEE H. WILSON

12513 FELLOWSHIP CT

REISTERSTOWN MD 21136

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIPOLA
THOMAS P. DORE

FAX 301-296-2131

REPLY TO:
ANNEX OFFICE
SUITE 101
606 BALTIMORE AVE.
TOWSON, MD. 21204
AREA CODE 301
828-9525

* ALSO ADMITTED TO D.C. BAR

November 27, 1991

Baltimore County Board of Appeals
111 W. Chesapeake Avenue
County Office Building, Room 315
Towson, Maryland 21204

RE: CHARLES A. HENNEMAN, ET UX, PETITIONERS
2515 BAUBLITZ ROAD
CASE NO.: 91-458-SPHA - APPEAL OF ZONING DECISION

Dear Board:

Please be advised that as before the Zoning Commissioner, the undersigned will be representing Stewart D. Sachs and wife, Protestants, in the above matter, and that all future notices or other documents relating to this case should be forwarded to the undersigned as their counsel.

Very truly yours,

Anthony J. DiPaola

AJD/ds
11 ds.112

cc: Stewart D. Sachs

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIPOLA
THOMAS P. DORE

FAX 410-823-7830

ANNEX OFFICE
SUITE 101
606 BALTIMORE AVE.
TOWSON, MD. 21204

* ALSO ADMITTED TO D.C. BAR

March 23, 1992

VIA FACSIMILE
(296-2801)

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: WORTHINGTON VALLEY SWIM CLUB

Dear Howard:

This is to confirm the agreed upon terms pursuant to which neither Stewart Sachs and his neighbors nor Alan Holtzman will contest your client's case before the Board of Appeals. We have agreed as follows:

1. The pavilion and the roadway have been eliminated from the plan.
2. The pool and the four (4) additional tennis courts will be located as shown on the amended plan you sent me.
3. With respect to use of the new pool, there will be no starter pistols used before 9:00 a.m.
4. Your client will extend the fence on the Holtzman side of the property, continuing easterly at its current distance of 25 feet from the property line, and extend all the way down to where the property line turns northerly and extend northerly to the beginning of the pond, and to stop there so as not to interfere with Mr. Holtzman's view of the pond. The type of fence shall be agreed upon between our respective clients.
5. Your client will landscape along the extended fence on the Holtzman side thereof, and will also provide additional landscaping on the other property line where the Sachs property is located so as to create an

Howard L. Alderman, Jr., Esquire
March 23, 1992
Page 2

additional barrier. Both Mr. Sachs and Mr. Holtzman would like to see the landscape plans ahead of time.

6. Regardless of whether further amendments to the plan would be permitted without further hearings, your client agrees that there shall be no amendments or additions in the future without a hearing.

I hope to be there at the hearing tomorrow morning so that this can be placed on the record.

If your understanding does not agree with the above, let me know.

Very truly yours,

Anthony J. DiPaola

AJD/ds
3 ds.115

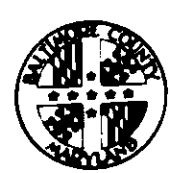
cc: Mr. Alan Holtzman
Mr. Stewart Sachs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4H
Posted for: Charles A. Henneman, et ux
Petitioner: Charles A. Henneman, et ux
Location of property: 2515 Baublitz Road, 920' W of Dover Rd.
Location of Signs: East side of Baublitz Road, in front of subject property
Remarks: 29-112
Posted by: [Signature]
Number of Signs: 7

Date of Posting: 3-23-92

Date of return: 3-27-92



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

June 17, 1992

Howard L. Alderman, Jr., Esquire
LEVIN & GANN, P.A.
Suite 113
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. 91-458-SPHA
Charles A. Henneman, et ux

Dear Mr. Alderman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Mr. & Mrs. Charles A. Henneman
Anthony J. DiPaola, Esquire
Mr. Lee H. Wilson
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
TELEPHONE 301-425-9050
TELECOPIER 301-296-2801

LAW OFFICES
LEVIN & GANN

ATTORNEYS AT LAW
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
TELEPHONE 301-296-2801

HOWARD L. ALDERMAN, JR.

June 8, 1992

HAND DELIVERED

William T. Hackett, Chairman
County Board of Appeals for Baltimore County
Court House - Room 49
Towson, Maryland 21204

RE: Draft Opinion - Charles Henneman & Wife
Worthington Valley Swim Club
Case No. 91-458-SPHA

Dear Chairman Hackett:

Enclosed, please find an Opinion in the above-referenced case prepared for the Board at your request. A draft of this Opinion was sent to Anthony DiPaola, Esquire, for review on behalf of his clients who were protestants at the hearing before the Zoning Commissioner. Mr. DiPaola's changes have been incorporated verbatim into this version of the Opinion.

For ease of modification, I have also enclosed a diskette containing this Opinion in WordPerfect 5.1 format. Should you need any additional information, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HLA/gk

Enclosures (2)

cc (w/encl): Mr. and Mrs. Charles Henneman
Anthony J. DiPaola, Esquire

THIS LEVIN (883) 1960
CARROLL COUNTY OFFICE
1137 LIBERTY ROAD
SYKEVILLE, MD 21784

1/14/92 - Following parties notified of hearing set for March 24, 1992 at 10:00 a.m.:

Mr. and Mrs. Charles A. Henneman
Howard L. Alderman, Jr., Esquire
Anthony J. DiPaola, Esquire
Mr. Lee H. Wilson
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon

3/24/92 - PP on record pursuant to telephone conversation w/Board's office 3/23/92 by H. Alderman /pending final settlement.

NOTE: Additional protestant (Mr. Lee Wilson) not involved in settlement terms discussed same w/Mr. Alderman; will meet w/Hennemans to reach possible settlement. Not to be reset until request made by either party.

4/06/92 - Letter from Mr. Lee Wilson /concerns have been addressed; no further objections. T/C 4/06 to H. Alderman; he will put together necessary documentation; will then request brief hearing before Board.

5/20/92 - Above parties notified of hearing set for May 26, 1992 at 9:30 a.m. for the purpose of putting a settlement on the record.

5/26/92 - Settlement on record; H. Alderman to provide written agreement for Board's issuance of Order. (H.M.)

6/09/92 - Written document provided by H. Alderman as indicated above.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

September 17, 1991

887-3554

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
S/S Baublitz Road, 920' W of Dover Road
(2515 Baublitz Road)
4th Election District, 3rd Councilmanic District
CHARLES A. HENNEMAN, ET UX - Petitioner
Case No. 91-458-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on September 16, 1991 by Howard L. Alderman, Jr., Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

Lawrence E. Schmidt
Zoning Commissioner

LS:cer

Enclosures

cc: Mr. & Mrs. Charles A. Henneman
2515 Baublitz Road, Reisterstown, MD 21136

Howard L. Alderman, Jr., Esquire - Levin & Gann
305 W. Chesapeake Ave., Suite 113, Towson, MD 21204

Anthony J. DiPaola, Esquire (for Protestants)
614 Bosley Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

64-6-11-01 SEP 16

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
TELEPHONE 301-425-9050
TELECOPIER 301-296-2801

LAW OFFICES
LEVIN & GANN

A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
TELEPHONE 301-296-2801

THIS LEVIN (883) 1960
CARROLL COUNTY OFFICE
1137 LIBERTY ROAD
SYKEVILLE, MD 21784

HOWARD L. ALDERMAN, JR.

September 16, 1991

HAND-DELIVERED

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Limited Appeal of Zoning Decision
Charles A. Henneman and Wife, Petitioners
Case No. 91-458-SPHA

Dear Mr. Haines:

Please note an appeal of only those portions of the August 21, 1991 decision of Deputy Commissioner Timothy Kotroco which denied the Special Hearing and Variance relief sought by the Petitioners. Enclosed is our check in the amount of \$275.00 to cover the cost of this appeal and the posting of the sign.

Please transmit your file to the Board of Appeals as quickly as possible to ensure a prompt hearing before the Board. Please call me should you desire further information in this regard.

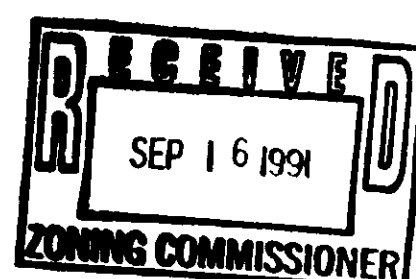
Very truly yours,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HLAJr/lis

Enclosure

cc: Mr. and Mrs. Charles A. Henneman
William T. Hackett, Chairman
Anthony J. DiPaola, Esquire



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
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301-321-0600
TELEPHONE 301-296-2801

HOWARD L. ALDERMAN, JR.

September 16, 1991

HAND-DELIVERED

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Limited Appeal of Zoning Decision
Charles A. Henneman and Wife, Petitioners
Case No. 91-458-SPHA

Dear Mr. Haines:

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Very truly yours,

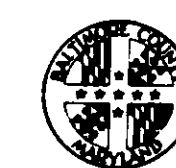
Howard L. Alderman, Jr.

HLAJr/lis

Enclosure

cc: Mr. and Mrs. Charles A. Henneman
William T. Hackett, Chairman
Anthony J. DiPaola, Esquire

60-111W-11-12



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue
May 20, 1992

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-458-SPHA

CHARLES A. HENNEMAN, ET UX
S/S Baublitz Road, 920' W of
Dover Rd. (2515 Baublitz Rd.)
(Worthington Valley Swim Club)
4th Election District;
3rd Councilmanic District

SPH-Amendment to previously approved
plan 73-294-X/existing improvements,
picnic area, parking;
VAR-building envelope/proposed pavilion,
pool & tennis courts
VAR-signs

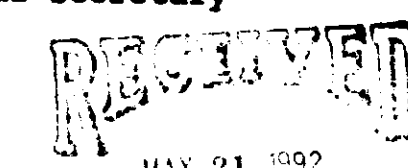
8/21/91 - D.Z.C.'s Order DENYING
Petition in part; GRANTING in part.

ASSIGNED FOR: TUESDAY, MAY 26, 1992 AT 9:30 a.m.

FOR THE PURPOSE OF PUTTING A SETTLEMENT ON THE RECORD ONLY

cc: Mr. and Mrs. Charles A. Henneman - Petitioners
Howard L. Alderman, Jr., Esquire - Counsel for Petitioners
Anthony J. DiPaola, Esquire - Counsel for Protestants
Mr. Lee H. Wilson
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning
Administration

LindaLee M. Kuszmaul
Legal Secretary



ZONING OFFICE

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

5/27/92

R7190425

FOR L. HEARING FEES

QTY

PRICE

200 HEARING VARIANCE (OTHER)

1

\$175.00

200 SPECIAL HEARINGS (OTHER)

1

\$175.00

LAST NAME OF OWNER: HENNEMAN

TOTAL:

\$350.00

Please Make Checks Payable To Baltimore County
0440400081MCHRC
09009151AM05-07-91

\$350.00

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

September 17, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
S/S Baublitz Road, 920' W of Dover Road
(2515 Baublitz Road)
4th Election District, 3rd Councilmanic District
CHARLES A. HENNEMAN, ET UX - Petitioner
Case No. 91-458-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on September 16, 1991 by Howard L. Alderman, Jr., Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
Zoning Commissioner

LS:cer

Enclosures

cc: Mr. & Mrs. Charles A. Henneman
2515 Baublitz Road, Reisterstown, MD 21136

Howard L. Alderman, Jr., Esquire - Levin & Gann
305 W. Chesapeake Ave., Suite 113, Towson, MD 21204

Anthony J. DiPaula, Esquire (for Protestants)
614 Bosley Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

APPEAL

Petition for Special Hearing and Zoning Variance
S/S of Baublitz Road, 920' W of Dover Road
(2515 Baublitz Road)
4th Election District - 3rd Councilmanic District
CHARLES A. HENNEMAN, ET UX - Petitioner
Case No. 91-458-SPHA

Petitions for Special Hearing and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Included with ZAC Comments)

Petitioner's Exhibits: 1. Plat to accompany Petitions

Copies of photographs of Kiwanis Swim Club

Photographs of Worthington Valley Swim Club

Deputy Zoning Commissioner's Order dated August 21, 1991 (Denied in part; granted in part)

Notice of Appeal received September 16, 1991 from Howard L. Alderman, Jr., Attorney on behalf of the Petitioners.

cc: Mr. & Mrs. Charles A. Henneman
2515 Baublitz Road, Reisterstown, MD 21136

Howard L. Alderman, Jr., Esquire - Levin & Gann
305 W. Chesapeake Ave., Suite 113, Towson, MD 21204

Anthony J. DiPaula, Esquire (for Protestants)
614 Bosley Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of Zoning Administration
and Development Management
Public Services

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
TELEPHONE 301-206-1000

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
TELECOPIER 301-206-2801

ELLS LESTER (1823-1960)
LARBELL COUNTY OFFICE
114 LIBERTY ROAD
SYLVESVILLE, MD 21794

HOWARD L. ALDERMAN, JR.

September 16, 1991

HAND-DELIVERED

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Limited Appeal of Zoning Decision
Charles A. Henneman and Wife, Petitioners
Case No. 91-458-SPHA

Dear Mr. Haines:

Please note an appeal of only those portions of the August 21, 1991 decision of Deputy Commissioner Timothy Kotroco which denied the Special Hearing and Variance relief sought by the Petitioners. Enclosed is our check in the amount of \$275.00 to cover the cost of this appeal and the posting of the sign.

Please transmit your file to the Board of Appeals as quickly as possible to ensure a prompt hearing before the Board. Please call me should you desire further information in this regard.

Very truly yours,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HLAjr/lr

Enclosure

cc: Mr. and Mrs. Charles A. Henneman
William T. Hackett, Chairman
Anthony J. DiPaula, Esquire



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

August 21, 1991

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
S/S Baublitz Road, 920' W of Dover Road
(2515 Baublitz Road)
4th Election District - 3rd Councilmanic District
Charles A. Henneman, et ux - Petitioners
Case No. 91-458-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjb

cc: Anthony J. DiPaula, Esquire
614 Bosley Avenue, Towson, Md. 21204

People's Counsel

File

Worthington
Valley
Swim Club



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 8, 1991

Howard L. Alderman, Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 425, Case No. 91-458-SPHA
Petitioner: Charles A. Henneman, et ux
Petition for Special Hearing and
Zoning Variance

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Charles A. Henneman
2515 Baublitz Road
Baltimore, MD 21136

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
7th day of June, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles A. Henneman, et ux

Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 27, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Charles Alan Henneman, Item No. 425

In reference to the petitioner's request, staff offers the following comment:

This office is concerned regarding the proximity of the proposed improvements to the existing houses in the Worthington Greens subdivisions. Should the applicant's request be granted, staff recommends that a landscape plan be filed with the deputy director of the Office of Planning and Zoning. Subsequent to the approval of the deputy director, the petitioner shall forward a copy of the approved plan to the zoning office to be maintained in the official file.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM425/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 21, 1991

This office has no comments for items number 424, 425, 426, 428 and 430.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

5

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 28, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #425, Zoning Advisory Committee Meeting of
May 21, 1991, Mr. Charles Alan Henneman, et ux, S/S Baublitz Rd.,
920' (+/-) W of Dover Road (#2515 Baublitz Road), D-4, Private
Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two(2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Programs, 887-1161.

JSF:rmk
425ZNG/GWRMK

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 31, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES ALAN HENNEMAN

Location: #2515 BAUBLITZ ROAD

Item No.: 425 Zoning Agenda: MAY 21, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John J. Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

RECEIVED
JUN 11 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: June 7, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 21, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 424, 425, 426, 428 and 430.

For Item 429, a County Review Group Meeting may be required.

Robert W. Bowling
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s

THE VALLEYS
PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
301/337-6877

February 1, 1991

To Whom It May Concern:

Margaret Vorrall is the Executive Director of the Valleys Planning Council, Inc. As such she is authorized to represent the views of the organization. She is authorized to speak at public meetings, before the County Council, and in legal proceedings before the Zoning Commissioner, the Board of Appeals, in District of Circuit Court and in any other proceeding in which the Valleys Planning Council may have an interest.

Richard B. Buck
Richard B. Buck
President

Kathleen Pontone
Kathleen Pontone
Secretary

